

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38-40		MELROSE ST, ARLINGTON

OWNERSHIP

Owner 1:	KONSTANDAKIS NICHOLAS			
Owner 2:	KONSTANDAKIS VICKI			
Owner 3:				
Street 1:	22 OLD CAMBRIDGE TPKE			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01773		Type:	

PREVIOUS OWNER

Owner 1:	KONSTANDAKIS NICHOLAS -		
Owner 2:	-		
Street 1:	22 OLD CAMBRIDGE TPKE		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773		

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 2562 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON**APPRAISED:**

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

1,007,600

1,007,600

1,007,600



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	2909
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	547,900	4,900	454,800	1,007,600		2909
							GIS Ref
							GIS Ref
Total Card	0.114	547,900	4,900	454,800	1,007,600	Entered Lot Size	
Total Parcel	0.114	547,900	4,900	454,800	1,007,600	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		393.29	/Parcel: 393.29		Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	547,900	4900	4,950.	454,800	1,007,600		Year end	12/23/2021
2021	104	FV	523,200	4900	4,950.	454,800	982,900		Year End Roll	12/10/2020
2020	104	FV	523,400	4900	4,950.	454,800	983,100	983,100	Year End Roll	12/18/2019
2019	104	FV	391,100	4900	4,950.	483,200	879,200	879,200	Year End Roll	1/3/2019
2018	104	FV	391,100	4900	4,950.	352,500	748,500	748,500	Year End Roll	12/20/2017
2017	104	FV	367,000	4900	4,950.	307,000	678,900	678,900	Year End Roll	1/3/2017
2016	104	FV	367,000	4900	4,950.	261,500	633,400	633,400	Year End	1/4/2016
2015	104	FV	327,300	4900	4,950.	255,800	588,000	588,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

